

139.0

0006

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,072,900 / 1,072,900

APPRAISED: 1,072,900 / 1,072,900

USE VALUE: 1,072,900 / 1,072,900

ASSESSED: 1,072,900 / 1,072,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
124		JASON ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: HORTON MARJORIE	
Owner 2: LIFE ESTATE	
Owner 3:	

Street 1: 124 JASON STREET	
Street 2:	

Twn/City: ARLINGTON	
StProv: MA	Cntry: <input type="text"/>
Postal: 02476	Type: <input type="text"/>

PREVIOUS OWNER
Owner 1: HORTON MARJORIE F-E M-ETAL -
Owner 2: BAXTER GEORGE A-EDWARD M -
Street 1: 124 JASON STREET
Twn/City: ARLINGTON
StProv: MA
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains 5,761 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Stucco Exterior and 2447 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z R1 SINGLE FA 100 water
o
n
Census: Exempt
Flood Haz:
D Topo
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC Fact No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

104 Two Family 5761 Sq. Ft. Site 0 90. 1.03 10	533,547	533,500
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IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							89488
							GIS Ref
							GIS Ref
							Insp Date
							11/08/18
							110769!
Entered Lot Size							USER DEFINED
							Prior Id # 1: 89488
							Prior Id # 2:
							Prior Id # 3:
							Date
							12/18/2019
							Date
							1/3/2019
							Date
							12/20/2017
							Date
							1/3/2017
							Date
							12/11/2014
							Date
							12/16/2013
							Date
							12/13/2012
							apro
							10769
							ASR Map:
							Fact Dist:
							Reval Dist:
							Year:
							LandReason:
							BldReason:
							CivilDistrict:
							Ratio:

PREVIOUS ASSESSMENT

Parcel ID	139.0-0006-0003.0
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Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	537,200	2400	5,761.	533,500	1,073,100	1,073,100	Year End Roll	12/18/2019
2019	104	FV	412,900	2400	5,761.	563,200	978,500	978,500	Year End Roll	1/3/2019
2018	104	FV	412,900	2400	5,761.	415,000	830,300	830,300	Year End Roll	12/20/2017
2017	104	FV	387,700	2400	5,761.	397,200	787,300	787,300	Year End Roll	1/3/2017
2016	104	FV	387,700	2400	5,761.	367,600	757,700	757,700	Year End	1/4/2016
2015	104	FV	346,200	2400	5,761.	308,300	656,900	656,900	Year End Roll	12/11/2014
2014	104	FV	346,200	2400	5,761.	301,200	649,800	649,800	Year End Roll	12/16/2013
2013	104	FV	359,900	2400	5,761.	286,900	649,200	649,200		12/13/2012

SALES INFORMATION

TAX DISTRICT	PAT ACCT.
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Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HORTON MARJORIE	39455-56		6/6/2003	Family		1	No		
	13866-1		12/26/1979				No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/8/2018		MEAS&NOTICE						HS Hanne S
2/13/2009		Meas/Inspect						336 PATRIOT
11/9/1999		Meas/Inspect						264 PATRIOT
3/1/1992								PM Peter M

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

EXTERIOR INFORMATION

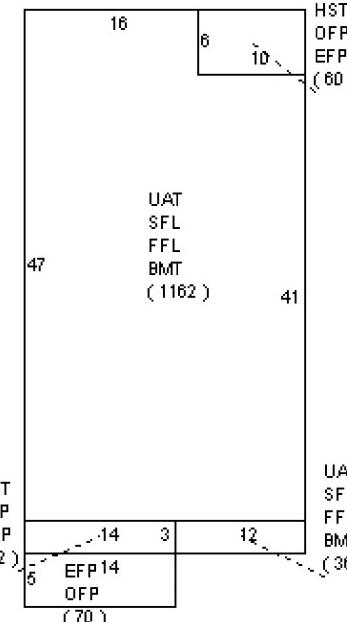
Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	6 - Stucco
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GREY
View / Desir:	

BATH FEATURES

Full Bath:	3	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:	2	Rating:

COMMENTS

SINK IN BSMT.

SKETCH**GENERAL INFORMATION**

Grade:	C+ - Average (+)
Year Blt:	1916
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X10	A	AV	1960	40.00	T	40	104			2,400			2,400

OTHER FEATURES

Kits:	2	Rating: Average
A Kits:		Rating:
Fpl:		Rating:
WSFlue:		Rating:

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 11 BRS: 5 Baths: 3 HB	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	11	5	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	11	5	

RES BREAKDOWN**DEPRECIATION****CALC SUMMARY**

Basic \$ / SQ:	170.00
Size Adj.:	1.07909679
Const Adj.:	0.98010004
Adj \$ / SQ:	179.796
Other Features:	125500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	729603
Depreciation:	192615
Depreciated Total:	536988
WtAv\$/SQ:	
AvRate:	
Juris. Factor:	Before Depr: 197.78
Special Features:	0 Val/Su Net: 125.20
Final Total:	537000 Val/Su SzAd: 219.45

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,198	53.940	64,619						
FFL	First Floor	1,198	179.800	215,395						
SFL	Second Floor	1,198	179.800	215,395						
UAT	Upper Attic	300	71.920	21,540						
EFP	Enclos Porch	172	42.200	7,258						
OPF	Open Porch	172	25.570	4,399						
HST	Half Story	51	179.800	9,170						
	Net Sketched Area:	4,289		Total: 537,776						
Size Ad		2447	Gross Are	5238 FinArea	2447					

SUB AREA DETAIL**IMAGE**

AssessPro Patriot Properties, Inc